

RENTAL APPRAISAL

HARRISON
AGENTS

2/672 WEST TAMAR HIGHWAY, LEGANA

Harrison Agents Launceston provide a rental appraisal for the above mentioned property.

Welcome to a beautifully presented home that blends style, functionality and low-maintenance living. Whether you're an investor seeking a strong portfolio addition or a future homeowner looking to buy in a growing location, this property presents an exceptional opportunity.

Thoughtfully designed for comfort, the home offers two generously sized bedrooms with built-in robes, including a master suite with a sleek private ensuite. The main bathroom carries the same contemporary finishes, complementing the overall clean and modern feel. At the heart of the home, the open plan living, dining, and kitchen space is light-filled and inviting, with a stylish kitchen perfect for both everyday cooking and entertaining.

Additional highlights include reverse cycle heating and cooling for year-round comfort, a single car garage with internal access, and an integrated laundry. Outdoors, enjoy a private, low-maintenance yard with artificial turf and an elevated deck—ideal for relaxing or entertaining. Currently tenanted at \$550 per week fully furnished, with a lease in place until the 7th of February 2026, this property provides a secure and attractive investment opportunity from day one.

Positioned just minutes from Legana's expanding shopping precinct and new Primary School, and only 15 minutes from Launceston CBD, this home combines lifestyle, convenience, and long-term value in one smart package.

Taking into account influences such as marked demand, comparable properties, the properties features and appeal as well as proximity to local amenities and services in the area -

Harrison Agents Launceston advises we expect a rental in the vicinity of \$550 - \$560 per week in the current market. This appraisal was completed on 5th August, 2025.

Please note the suggested rental appraisal will be influenced by the market conditions at the time of leasing.

APPRAISAL

\$550 - \$560 PER WEEK

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